

Governor's Emergency Order #15 - Ban on Evictions and Foreclosures

<https://evers.wi.gov/Documents/COVID19/EO15BanonEvictionsandForeclosures.pdf>

1. Landlords are prohibited from serving any notice terminating a tenancy for failure to pay rent.
2. Landlords are prohibited from serving any notice terminating a tenancy unless the notice is accompanied by an affidavit attesting to the reasonable belief, and the basis thereof, that a failure to commence eviction proceedings will result in an imminent threat of serious physical harm to another person.
3. Landlords are prohibited from commencing a civil action of eviction unless the following conditions are met:
 - a. The eviction action is not based on a failure to pay rent, and
 - b. The judicial action seeking eviction is accompanied by an affidavit attesting that the eviction is not based on a failure to pay rent and to a reasonable belief, and the basis thereof, that a failure to proceed with the eviction will result in an imminent threat of serious physical harm to another person.
4. Landlords may not deliver a writ of restitution to the sheriff, nor may the sheriff act on eviction orders unless the following conditions are met:
 - a. The eviction order was not based on a failure to pay rent, and
 - b. The Writ of Restitution is accompanied by an affidavit attesting that the eviction is not based on a failure to pay rent and to a reasonable belief, and the basis thereof, that a failure to proceed with the eviction will result in an imminent threat of serious physical harm to another person.
5. Nothing in the above order shall be construed to affect the operation of Wis. Stat. § 704.25.
6. Remote notarization is permissible for purposes of this Order.
7. Mortgagees are prohibited from commencing a civil action to foreclose upon real estate.
8. Mortgagees are prohibited from requesting or scheduling a sheriff's sale of the mortgaged premises.
9. Sheriffs may not conduct sheriff's sales of mortgaged premises nor may sheriffs act on any order of foreclosure or execute any writ of assistance related to foreclosure.
10. Nothing in this Order shall be construed to affect the ability to commence a civil action to foreclose upon real estate under Section 846.102 of the Wisconsin Statutes.
11. No provision in this order should be construed as relieving an individual of their obligations to pay rent, make mortgage payments, or any other obligation an individual may have under a tenancy or mortgage.